136.0	0002	0015.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,071,900 /	1,071,900
					USE VALUE:	1,071,900 /	1,071,900
					ASSESSED:	1,071,900 /	1,071,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONNELLY SHAWN C & MAEVE G
Owner 2:	
Owner 3:	
Street 1:	22 HILLSDALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MULDOON ROBERT J JR -
Owner 2:	-
Street 1:	22 HILLSDALE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,320 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 2392 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9320.000	441,900	400	629,600	1,071,900
Total Card	0.214	441,900	400	629,600	1,071,900
Total Parcel	0.214	441,900	400	629,600	1,071,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.12 | /Parcel: 448.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 87275
GIS Ref:
GIS Ref:
Insp Date: 09/29/17

Parcel ID: 136.0-0002-0015.0

!10548!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	441,800	400	9,320.	629,600	1,071,800	1,071,800	Year End Roll	12/18/2019
2019	101	FV	335,400	400	9,320.	664,600	1,000,400	1,000,400	Year End Roll	1/3/2019
2018	101	FV	335,400	400	9,320.	489,700	825,500	825,500	Year End Roll	12/20/2017
2017	101	FV	334,000	0	9,320.	468,700	802,700	802,700	Year End Roll	1/3/2017
2016	101	FV	334,000	0	9,320.	433,800	767,800	767,800	Year End	1/4/2016
2015	101	FV	326,100	0	9,320.	363,800	689,900	689,900	Year End Roll	12/11/2014
2014	101	FV	326,100	0	9,320.	355,400	681,500	681,500	Year End Roll	12/16/2013
2013	101	FV	326,100	0	9,320.	338,600	664,700	664,700		12/13/2012

PRINT

Date	Time
12/11/20	00:50:33

LAST REV

Date	Time
11/22/19	08:48:45

jorourke

PAT ACCT. 10548

USER DEFINED

Prior Id # 1:	87275
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULDOON ROBERT	73522-141	1	10/25/2019		1,075,000	No	No		
	14243-162		3/1/1981		129,500	No	No		Barbara J Muldoon - DOD: 11/12/2017 BK: 7352

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	Meas/Inspect	HS	Hanne S
11/14/2008	Meas/Inspect	189	PATRIOT
11/19/1999	Meas/Inspect	264	PATRIOT
8/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9320		Sq. Ft.	Site		0	90.	0.75	10									629,637						629,600	

Total AC/HA: 0.21396 | Total SF/SM: 9320 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 629,637 | Spl Credit | Total: 629,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	3 - Concrete		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15480769
Const Adj.:	1.02479851
Adj $ / SQ:	147.931
Other Features:	110000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	542859
Depreciation:	100972
Depreciated Total:	441887

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1		HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

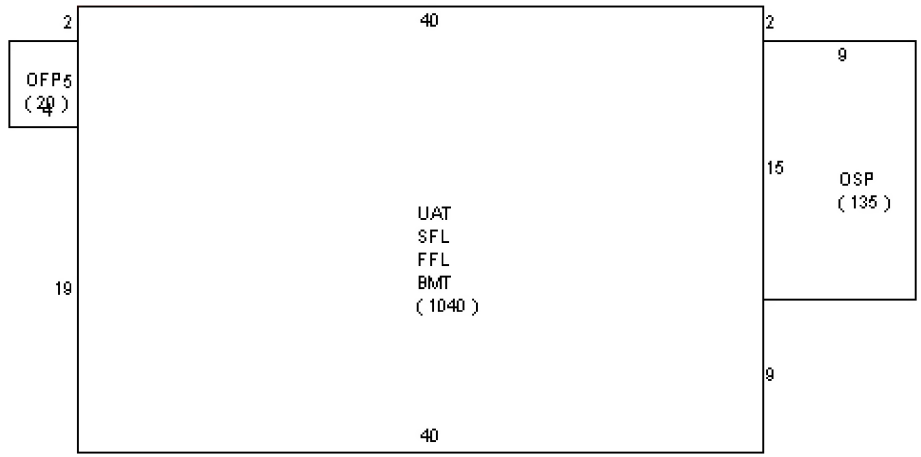
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.72
Special Features:	0	Val/Su Net:	125.01
Final Total:	441900	Val/Su SzAd	212.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	53.030	55,154
FFL	First Floor	1,040	147.930	153,848
SFL	Second Floor	1,040	147.930	153,848
UAT	Upper Attic	260	59.170	15,385
OSP	Screen Porch	135	32.380	4,371
OFP	Open Porch	20	45.090	902

Net Sketched Area:	3,535			Total:	383,508
Size Ad	2080	Gross Are	4315	FinArea	2392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X8	A	AV	2010	6.00	T	7.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400